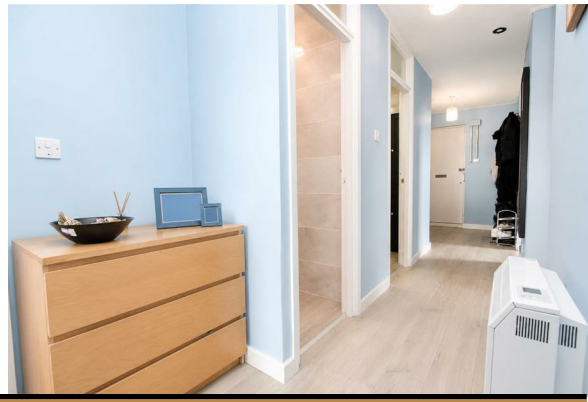








Flat 60 Hendfield Court, 22 Beddington Gardens,
Wallington, SM6 0JQ

2 1 1

Guide price £278,250

WH WATSON HOMES
Estate Agents

Flat 60 Hendfield Court, 22 Beddington Gardens, Wallington, SM6 0JQ

CHAIN FREE! A chance to acquire a spacious and well presented two bedroom top floor lift serviced apartment, situated in a prime central Wallington location. An ideal purchase for first time buyers, downsizers and investors alike!

This lovely property offers two good sized bedrooms, a well appointed kitchen, a modern bathroom with separate WC, a spacious hall with ample storage and a large reception room with dual aspect windows. One of the standout features is the private balcony with stunning views across London! There is also the benefit of a security phone entry system, double glazing and a renewed lease on completion. Outside there is a garage en-bloc, well maintained communal grounds and visitors parking.

Hendfield Court is ideally located to be close to Wallington town centre and train station with an abundance of shops, amenities and transport links nearby. A viewing is recommended to appreciate the size and space of this superb property.

22 Beddington Gardens

Wallington, SM6 0JQ

Accommodation

Security phone entry system, door into Communal Hallway. Lifts and stairs to top floor (7th floor) and property entrance.

Hallway
Three built in storage cupboards, (one housing water tank, one with space for tumble dryer), security phone entry system, modern electric storage heater, laminate flooring.

Living Dining Room
Modern electric heater, fitted carpet, double glazed window to side and rear aspect, door to private balcony with electric canopy/blind and panoramic views across London.

Private Balcony

Kitchen
Range of fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, space for cooker washing machine and fridge freezer, tiled splashback, laminate flooring, double glazed window to rear aspect, serving hatch.

Bedroom One
Built-in wardrobe, fitted carpet, modern electric storage heater, double glazed































full length window to side aspect

Bedroom Two
Modern electric heater, built in cupboard, fitted carpet, double glazed window to side aspect.

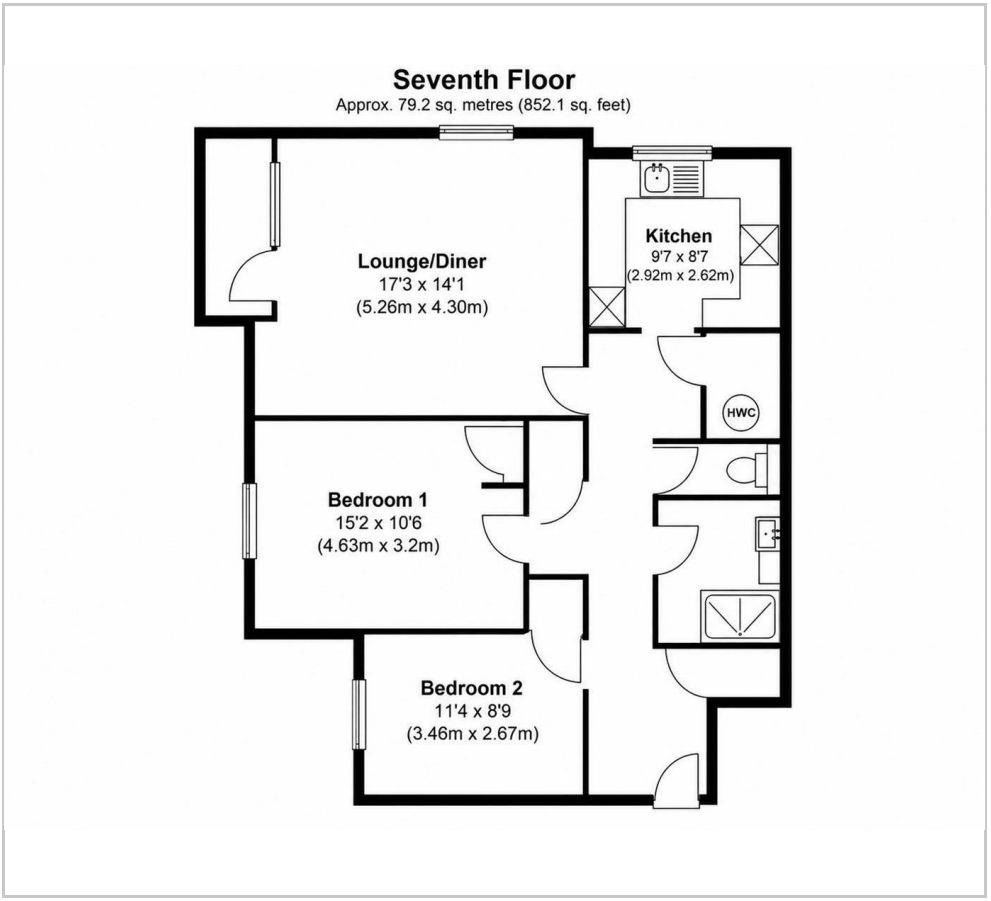
Bathroom
Shower cubicle with sliding door, electric 'Triton' shower, vanity wash hand basin with brushed gold mixer tap and storage below, tiled walls, laminate flooring, heated towel rail, extractor fan.

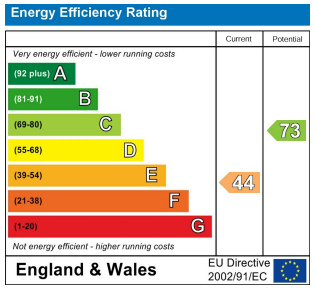
Separate WC
Enclosed WC, tiled walls, laminate flooring.

Outside
Garage en-bloc

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan





Additional Information

Lived here 4 years - both buying with partners now and selling no chain.
Heating - modern electric heaters installed approx 3yrs old.
Flooring changed kitchen/bathroom and hallway last year
General redecoration
Bath and toilet retiled
Garage en bloc and visitors spaces
Lift in block
Residents very helpful and friendly
Happy to leave wardrobes if desired

Viewing

Please contact our Watson Homes Carshalton Beeches
Office on 020 4537 3222
if you wish to arrange a viewing appointment for this

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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